



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 2, 2005

IN REPLY PLEASE

REFER TO FILE: **W-9**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EXCLUSION OF PARCEL W218-05 FROM THE CONSOLIDATED SEWER
MAINTENANCE DISTRICT IN THE CITY OF WEST COVINA
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Adopt the enclosed Resolution of Intention to exclude a certain parcel in the former unincorporated County territory recently annexed to the City of West Covina and also known as "West Covina Annexation 2004-03."
2. Set the matter for hearing, and instruct the Executive Officer of the Board to publish the enclosed notice in both English and Spanish newspapers.
3. Adopt the enclosed Resolution approving and accepting negotiations that there will be no exchange of property tax revenues from exclusion of this parcel.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the parcel proposed to be excluded will not be benefited by remaining in said Maintenance District.
2. Determine that said action is exempt from the California Environmental Quality Act pursuant to Section 21080 (b)(8).

3. Instruct the Acting Director of Public Works to file the necessary statement of boundary change with the State Board of Equalization and the County Assessor.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The City of West Covina by Resolution No. 2005-9 (enclosed) has requested that the area of Consolidated Sewer Maintenance District, hereinafter referred as "District," lying within the City and known as "West Covina Annexation 2004-03," be excluded from the District. The parcel proposed to be excluded will not be benefited by remaining in the District. The remainder of the District will benefit by continuing as a District and should be reestablished as the Consolidated Sewer Maintenance District.

Implementation of Strategic Plan Goals

This action is consistent with the County Strategic Plan Goal of Service Excellence since the said area being excluded from the District will be more efficiently serviced by the City of West Covina under the City's sewer maintenance program.

FISCAL IMPACT/FINANCING

This action will have no impact to the County's General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Per Section 4905 et. seq. of the Health and Safety Code, any portion of a District that will not be benefited by remaining in the District may be excluded from the District.

In accordance with Section 58850 et. seq. of the Government Code, this proposal was reviewed by the Acting Director of Public Works and the County Assessor. The boundaries were approved as to definiteness and certainty and are shown on the enclosed legal descriptions.

As required by Section 4908 of the Health and Safety Code, the Board shall direct its Executive Officer to publish a notice of the exclusion in a newspaper of general circulation at least ten days prior to the time fixed for the hearing.

The Honorable Board of Supervisors
June 2, 2005
Page 3

The Acting Director of Public Works shall file the necessary statement of boundary change with the State Board of Equalization and the County Assessor as required by Section 54900 of the Government Code and Section 99 of the Revenue and Taxation Code.

Pursuant to Section 99 of the Revenue and Taxation Code, there will be no exchange of property tax revenues as a result of this action.

The Resolution of Intention, Property Tax Resolution, and Notice of Hearing have been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed exclusion from the existing service area of the District is exempt from the California Environmental Quality Act pursuant to the Public Resources Code, Section 21080(b)(8).

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Please return two adopted copies of this letter to Public Works, Waterworks and Sewer Maintenance Division.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

JH:sr
BDL632

Enc.

cc: Chief Administrative Office
County Assessor
County Counsel

**IN THE MATTER OF THE EXCLUSION OF
PARCEL W218-05 FROM THE CONTINUANCE OF AND REESTABLISHMENT
OF THE CONSOLIDATED SEWER MAINTENANCE DISTRICT**

RESOLUTION OF INTENTION

BE IT RESOLVED by the Board of Supervisors of the County of Los Angeles, State of California, as follows:

SECTION 1. It is hereby found and determined that the hereinafter described area, territory of the Consolidated Sewer Maintenance District established under the provisions of Division 5 of the Health and Safety Code of the State of California, will not be benefited by remaining in said Maintenance District, and should be excluded therefrom, effective July 1, 2005, in accordance with Section 4905 et seq. of said Health and Safety Code, as amended.

SECTION 2. It is also found and determined that the remainder of the District will benefit by continuing as a District and should be reestablished as the Consolidated Sewer Maintenance District, excluding therefrom said Parcel W218-05; that jurisdiction for Sewer Maintenance District proceedings for this parcel was granted by the West Covina City Council in Resolution No. 2005-9 on March 1, 2005. That the public interest and convenience require, and it is the intention of said Board of Supervisors to order, that the hereinafter described territory be excluded from the Consolidated Sewer Maintenance District, that the boundary of the District be altered so as to exclude said hereinafter described territory, and that the territory not excluded shall continue as the Consolidated Sewer Maintenance District. Said territory shall consist of that portion of said County included within the following exterior boundary lines:

**WITHDRAWAL OF THE TERRITORY
KNOWN AS "WEST COVINA ANNEXATION NO. 2004-03"
WITHIN THE CITY OF WEST COVINA FROM THE
CONSOLIDATED SEWER MAINTENANCE DISTRICT**

Parcel W218-05

Beginning at the northeasterly corner of Tract No. 27106, as shown on map recorded in Book 716, pages 77 and 78, of Maps, in the office of the Recorder of the County of Los Angeles, said northeasterly corner having California State Plane Coordinates, NAD 83 of N 1827375, E 6594947, said northeasterly corner also being an angle point in the boundary of the City of West Covina, as same existed on April 12, 2005; thence along the easterly prolongation of the northerly line of said tract, South 89°39'30" East 316.22 feet; thence along said boundary of the City of West Covina the following courses and curve: South 05°23'51" East 60.64 feet to the beginning of a tangent curve concave to the west and having a radius of 241.14 feet, southerly along said curve through a central angle of 12°03'01" an arc length of 50.72 feet, South 06°39'10" West 51.68 feet, South 09°36'42" West 19.44 feet, South 17°05'59" West 30.88 feet, South 19°09'38" West 25.44 feet, South 13°54'54" West 27.20 feet, South 13°41'16" West 41.66 feet, South 42°02'02" West 16.98 feet, South 62°05'26" West 49.95 feet, South 55°25'36" West 53.27 feet, South 49°19'19" West 45.52 feet, South 49°16'46" West 75.22 feet, South 45°39'34" West 43.27 feet, South 35°09'40" West 54.58 feet, South 40°50'26" West 33.70 feet, South 49°38'34" West 26.41 feet, South 57°15'00" West 25.84 feet, and North 03°50'00" East 581.50 feet to the point of beginning.

Containing: 3.09 ± Acres



Description Approved

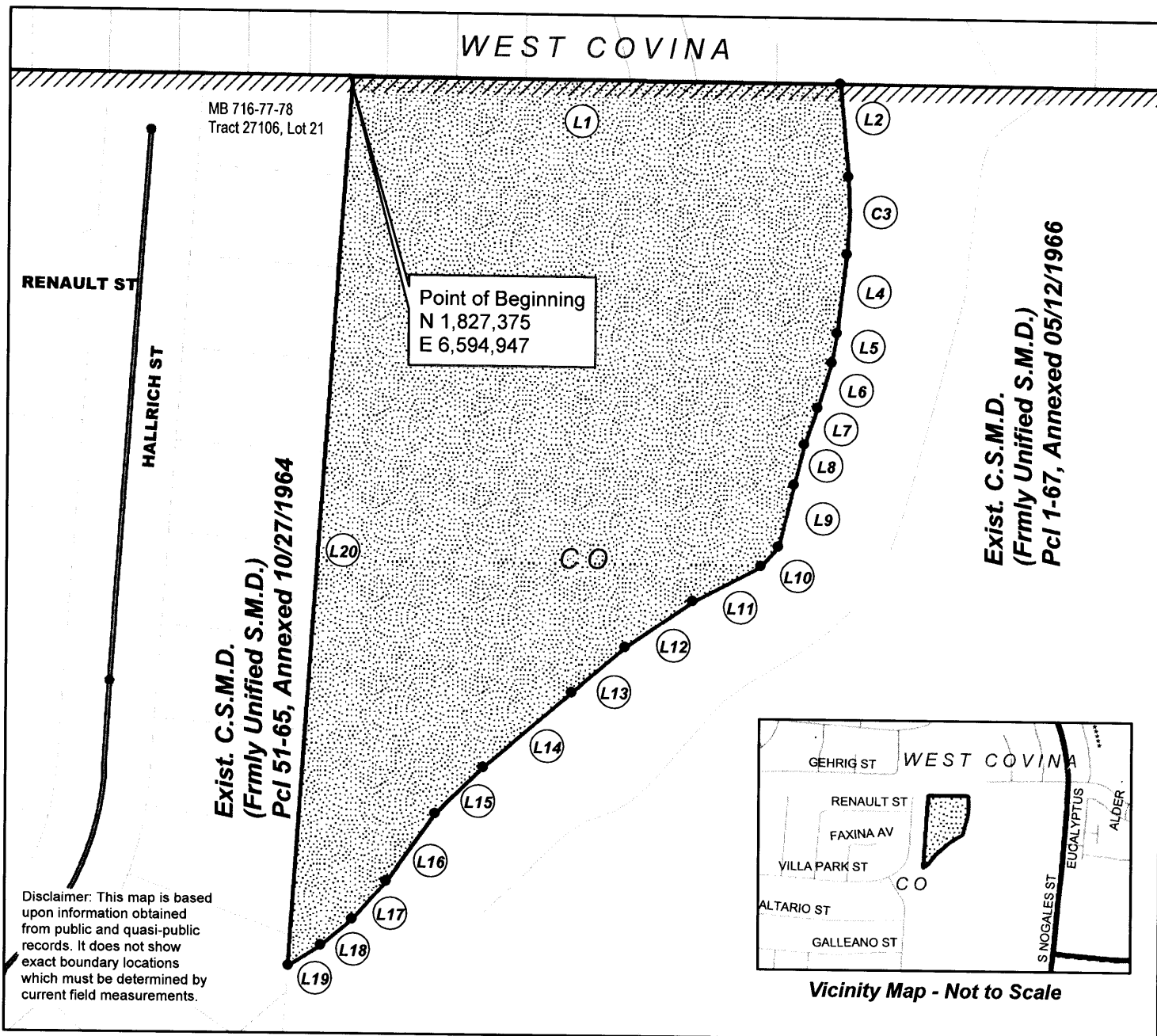
Donald L. Wolfe

Acting Director of Public Works

By David W. Farrell

Licensed Land Surveyor

APR 13 2005



CSMD Withdrawal Parcel W218-05
COURSE TABLE:

| | |
|----------------------------------|-------------------------|
| L1: S89°39'30"E 316.22 | L11: S62°05'26"W 49.95 |
| L2: S05°23'51"E 60.64 | L12: S55°25'36"W 53.27 |
| C3: R=241.14 D=12°03'01" L=50.72 | L13: S49°19'19"W 45.52 |
| L4: S06°39'10"W 51.68 | L14: S49°16'46"W 75.22 |
| L5: S09°36'42"W 19.44 | L15: S45°39'34"W 43.27 |
| L6: S17°05'59"W 30.88 | L16: S35°09'40"W 54.58 |
| L7: S19°09'38"W 25.44 | L17: S40°50'26"W 33.70 |
| L8: S13°54'54"W 27.20 | L18: S49°38'34"W 26.41 |
| L9: S13°41'16"W 41.66 | L19: S57°15'00"W 25.84 |
| L10: S42°02'02"W 16.98 | L20: N03°50'00"E 581.50 |

Area: 3.09 Acres, AIN: 8725-005-908

Thomas Brothers Map : 679-B1

SMD Operations Map: E-2308

County Index Map: 114-317

Prepared By JH, 04-05-2005

Sheet 1 of 1

Reference: City of West Covina Annexation 2004-03

County of Los Angeles
Department Of Public Works
Consolidated
Sewer Maintenance District

Withdrawal of Parcel W218-05

Legend

- SMD Manholes
- SMD Sanitary Sewers
- /// Existing Sewer Maintenance District Boundary
- Assessor Parcels
- Area to be Withdrawn from District



0 100 200 300
Graphic Scale, Feet

file: S:\san\annexn\2005\218-05.mxd

SECTION 3. That the public hearing upon the proposed action will be held at _____ on Thursday, the _____ day of _____ 2005, which date is not less than three weeks from the adoption of this resolution, in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, when the proposal and all objections will be heard and passed on by the Board of Supervisors, pursuant to Section 4905 et seq. of the Health and Safety Code and Section 99 of the Revenue and Taxation Code.

SECTION 4. That the Executive Officer of the Board of Supervisors shall cause to be posted in at least three conspicuous public places in the territory proposed to be withdrawn as shown on map filed in the Office of the Board of Supervisors, as well as in the Consolidated Sewer Maintenance District, notices of the proposed withdrawal in the manner and in the form required by law, and shall cause same to be published once a week for two successive weeks in the local newspaper of general circulation, circulated in the District and in the territory proposed to be withdrawn, which newspaper is hereby designated as the newspaper most likely to give notice of the hearing to the inhabitants of each.

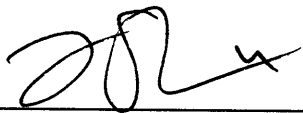
The foregoing Resolution was adopted by the Board of Supervisors of the County of Los Angeles on the _____ day of _____ 2005.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR
County Counsel

By 
Deputy

JH:sr
BDL632a

INSTRUCTION SHEET FOR PUBLISHING AND POSTING

LEGAL ADVERTISEMENTS

From Public Works Department

Waterworks and Sewer Maintenance Division

Notice of Hearing with regard to the Proposed Exclusion (Withdrawal) from the Consolidated Sewer Maintenance District of Parcel W218-05.

Territory within the First Supervisorial District (Exclusion under Health and Safety Code, 1927 Act).

PUBLISHING

Advertise as instructed below. In accordance with Section 4899 of the Health and Safety Code.

Publish in both English and Spanish, in a newspaper of general circulation in the local areas once a week for two successive weeks, as designated in the Resolution.

Time limitation - second publication to be at least 7 days prior to date of hearing. The date of hearing shall be not less than 45 days after the date of adoption of the Resolution setting the hearing.

We require two copies of the reprint (proofs) of this ad.

Other Instructions:

POSTING

Posting is required in accordance with Sections 4898 and 4899 of the Health and Safety Code. The Department will prepare and post all notices and will return Affidavit of Posting to the Board of Supervisors approximately one week in advance of date set for hearing.

Other Instructions:

Two copies of certified Board of Supervisors action are required for Waterworks and Sewer Maintenance Division, Department of Public Works, 900 South Fremont Avenue, Alhambra, California 91803.

JH:sr
BDL632a

**NOTICE OF HEARING
IN THE MATTER OF THE EXCLUSION
OF PARCEL W218-05
WITHIN THE CITY OF WEST COVINA FROM THE
CONSOLIDATED SEWER MAINTENANCE DISTRICT**

Notice is hereby given that the Board of Supervisors of the County of Los Angeles, State of California, on the _____ day of _____ 2005, adopted a Resolution of Intention wherein it found and determined that the areas designated as Parcel W218-05 being territory in the Consolidated Sewer Maintenance District established under the provisions of Division 5 of the Health and Safety Code of the State of California, will not be benefited by remaining in said Consolidated Sewer Maintenance District and should be excluded therefrom, effective July 1, 2005, in accordance with Section 4905 et seq. of said Health and Safety Code, as amended.

Said territory to be excluded shall consist of that portion of said County included within the boundaries contained in the legal descriptions and maps on file with the Executive Officer of the Board of Supervisors.

A public hearing upon the proposed action will be held at _____ Tuesday, the _____, day of _____, 2005 in the Hearing Room of the Board of Supervisors, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, when the proposal and all objections will be heard and passed upon by the Board of Supervisors, pursuant to Section 4905 et seq. of the Health and Safety Code, and Section 99 of the Revenue and Taxation Code.

The foregoing notice is given pursuant to said Resolution of Intention and by order of the Board of Supervisors for the County of Los Angeles, State of California.

For further information, please call (626) 300-3388.

JH:sr
BDL632a

**NOTICIA DE AUDIENCIA
CON RESPECTO A LA EXCLUSION DE
PARCELA W218-05 DENTRO DE LA CIUDAD DE WEST COVINA
DEL DISTRITO CONSOLIDADO DE MANTENIMIENTO DE ALBAÑALES**

Por medio de esta se da noticia que la Junta de Supervisores del Condado de Los Angeles, Estado de California, en el _____ día de _____ 2005, adoptó una Resolución de Intención en donde se encontró y determinó que las áreas designadas como Parcela W218-05 siendo parte del territorio del Distrito Consolidado de Mantenimiento de Drenajes estipulado bajo la cláusula de División 5 del Código de Salud y Seguridad del Estado de California, no sera de beneficio siendo parte del Distrito Consolidado de Mantenimiento de Drenajes y debería de ser excluído, a partir del 1 de Julio, 2005, en acuerdo con la Sección 4905 et seq. del Código de Salud y Seguridad, como enmendada.

Dicho territorio deberá consistir de tal porción de dicho Condado inlcuído dentro de los límites contenidos en las descripciones legales y mapas en archivo con el Ejecutivo official de la Junta de Supervisores.

Una audiencia pública sobre la acción propuesta se celebrará a las _____ el Martes, _____ de _____, del 2005, en el Salón de Audiencias (Hearing Room) de la Junta de Supervisores, Salón 381, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012, donde la propuesta y oposiciones serán escuchadas y decretadas por la Junta de Supervisores, conforme a la Sección 4905, et. seq., del Código de Salud y Seguridad (Health and Safety Code), y Sección 99 del Código de Ingresos e Impuestos (Revenue and Taxation Code).

La consiguiente noticia se da de acuerdo a dicho Intento de Resolución y por orden de la Junta de Supervisores para el Condado de Los Angeles, Estado de California.

Para más información favor de llamar al teléfono (626) 300-3308

JH:sr
BDL632a

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, CALIFORNIA,
APPROVING AND ACCEPTING NEGOTIATIONS
THAT THERE WILL BE NO EXCHANGE OF PROPERTY TAX REVENUES
FROM THE EXCLUSION OF PARCEL W218-05 FROM THE
CONSOLIDATED SEWER MAINTENANCE DISTRICT**

WHEREAS, pursuant to Section 99 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service areas or service responsibilities would be altered by such change must determine the amount of property tax revenues to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenue by resolution; and

WHEREAS, the Board of Supervisors of the County of Los Angeles is required to negotiate any exchange of property tax revenues on behalf of special districts located within the County; and

WHEREAS, the Board of Supervisors, acting on behalf of the County of Los Angeles and the Consolidated Sewer Maintenance District, has determined the amount of property tax revenues to be exchanged as a result of the exclusion of Parcel W218-05 from the Consolidated Sewer Maintenance District, entitled "Parcel W218-05."

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The negotiated exchange of property tax revenues resulting from the exclusion of Parcel W218-05 from the Consolidated Sewer Maintenance District entitled "Parcel W218-05" is approved and accepted.
2. For fiscal year commencing on and after July 1, 2005, no transfer of property tax revenues shall be made as a result of this action.


The foregoing Resolution was adopted by the Board of Supervisors of the County of Los Angeles on the ____ day of _____ 2005.

VIOLET VARONA-LUKENS
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR
County Counsel

By _____
Deputy

JH:sr
BLD632a

RESOLUTION NO. 2005-9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, REQUESTING WITHDRAWAL OF THE TERRITORY KNOWN AS THE CITY OF WEST COVINA ANNEXATION NO. 2004-03 WITHIN THE CITY OF WEST COVINA FROM THE CONSOLIDATED SEWER MAINTENANCE DISTRICT OF COUNTY OF LOS ANGELES

WHEREAS, the Consolidated Sewer Maintenance District of the County of Los Angeles was formed by and under the jurisdiction of the Board of Supervisors of the County of Los Angeles pursuant to the provisions of Part 3, Division 7, of the California Streets and Highways Code; and

WHEREAS, the portion of the Consolidated Sewer Maintenance District of the County of Los Angeles known as the City of West Covina Annexation No. 2004-03 is contained entirely within the boundaries of the City of West Covina; and

WHEREAS, Section 5853 of the California Streets and Highways Code provides that if any portion of a district formed pursuant to Part 3, Division 7, of the California Streets and Highways Code is included within a City by reason of incorporation, annexation, or otherwise, such portion shall continue to remain a part of the district until a copy of a resolution adopted by the City is received by the Board of Supervisors.

NOW, THEREFORE, the City Council of the City of West Covina, California, does hereby resolve as follows:

SECTION 1. The City Council hereby requests the Board of Supervisors of the County of Los Angeles to order the withdrawal of the portion of the Consolidated Sewer Maintenance District of the County of Los Angeles within the boundaries of the City of West Covina from the remainder of said District pursuant to Section 5853 of Part 3, Division 7, of the California Streets and Highways Code.

SECTION 2. The City Council hereby requests the Board of Supervisors of the County of Los Angeles to authorize the division of all property, unencumbered funds and assets of the Consolidated Sewer maintenance District of the County of Los Angeles between the City of West Covina and the remaining portion of said District in proportion to the assessed value of the real property of the territory withdrawn from said District to the portion of said District remaining.

SECTION 3. The City Council hereby requests the Board of Supervisors of the County of Los Angeles to order the Consolidated Sewer Maintenance District of the County of Los Angeles to pay all sewer maintenance costs incurred in the area known as City of West Covina Annexation No. 2004-03 until July 1, 2005, or until the effective date of this jurisdictional change, whichever is later.

SECTION 4. This resolution shall take effect immediately.

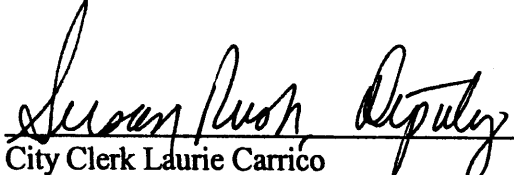
SECTION 5. That the City Clerk of the City of West Covina shall certify to the adoption of this resolution.

APPROVED AND ADOPTED this 1st day of March 2005.



Mayor Michael L. Miller

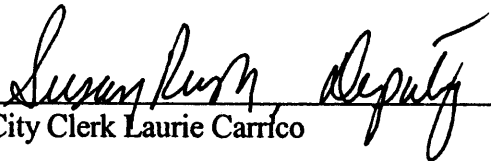
ATTEST:



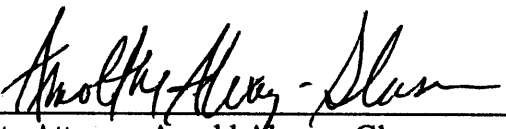
City Clerk Laurie Carrico

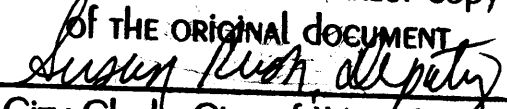
I, LAURIE CARRICO, CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing resolution was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 1st day of March 2005, by the following vote of the City Council:

AYES: Herfert, Hernandez, Sanderson, Wong, Miller
NOES: None
ABSENT: None
ABSTAIN: None


City Clerk Laurie Carrico

APPROVED AS TO FORM:


City Attorney Arnold Alvarez-Glasman

THE CITY CLERK OF THE CITY OF
WEST COVINA HEREBY CERTIFIES THAT
THIS IS A TRUE AND CORRECT COPY
OF THE ORIGINAL DOCUMENT

City Clerk, City of West Covina



LOCAL AGENCY FORMATION COMMISSION
FOR LOS ANGELES COUNTY

Distribution (See Attached)

HENRI F. PELLISSIER
CHAIRMAN

YVONNE B. BURKE
DONALD L. DEAR
JAMES DI GIUSEPPE
JERRY GLADISACH
CAROL HERRERA
CINDY MISCKOWSKI
BEATRICE PROO
ZEV YAROSLAVSKY

ALTERNATE MEMBERS
KENNETH I. CHAPPELL
RICHARD H. CLORE
CRISTINA CRUZ-MADRID
ROBERT W. GOLDWORTHY
DON KNABE
GREGG SMITH

STAFF
LARRY J. CALEMBE
EXECUTIVE OFFICER

SANDOR L. WINGER
DEPUTY EXECUTIVE OFFICER

JUNE D. SAMALA
EXECUTIVE ASSISTANT

**NOTICE OF COMPLETION: CITY OF WEST COVINA BOUNDARY CHANGE
(Uninhabited)**

Proceedings for the following described change of organization were completed. The subject territory became a part of the City of West Covina when the Certificate of Completion was executed by this office and recorded with the County Recorder on November 16, 2004, as Instrument No.: 04 2974029.

**LAFCO RESOLUTION NO. 2004-27 RMD- APPROVING AND ORDERING
ANNEXATION NO. 2004-03 TO THE CITY OF WEST COVINA**

Number of Registered Voters: 0

Acres: 3.09

RELATED JURISDICTIONAL CHANGES: Unless otherwise specified, these changes are effective on the date shown above:

Annexation to:
The City of West Covina

Detachment from:
Consolidated Fire Protection District
Los Angeles County Road District No. 5

DATED: November 17, 2004

RECEIVED
DEPT. OF PUBLIC WORKS
2004 NOV 23 PM 3:51
MAILROOM
900 S. FREMONT AVE.

Distribution for City of West Covina Annexation No. 2004-03

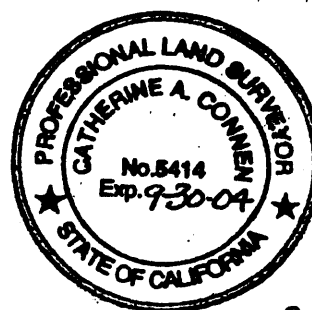
COUNTY DEPARTMENTS
BOARD OF SUPERVISORS- HONORABLE MICHAEL ANTONOVICH
CITY OF WEST COVINA-CITY CLERK
AGRICULTURAL COMMISSIONER
ANIMAL CONTROL
AUDITOR-Tax Section
CONSUMER AFFAIRS
FIRE DEPARTMENT-Planning Division
HEALTH SERVICES-Solid Waste
COMMUNITY DEVELOPMENT COMMISSION-Block Grants
INTERNAL SERVICES-911 Project
INTERNAL SERVICES-Plans & Est.
LIBRARY-Admin. Services
PARKS & RECREATION-Mgmt. Serv.
PUBLIC WORKS-Mapping Services
REGIONAL PLANNING-Mapping Services, Room 1101
REGISTRAR-RECORDER
SHERIFF-Contract Law
TREASURER-TAX COLLECTOR-Bus. Lic.
TREASURER-TAX COLLECTOR-Utility Tax
OTHER
ALCOHOLIC BEVERAGE CONTROL
A T & T
AUTO CLUB OF SO. CALIF.
CALTRANS
COMPASS MAPS INC.
CALIFORNIA HWY PATROL
GTE
METROPOLITAN WATER DISTRICT
MCI
PACIFIC BELL - TAX DIRECTOR
RAND-MCNALLY
SBE LOCAL TAX UNIT
SO. CALIF. ASSOCIATION OF GOVERNMENTS
SO. CALIF. EDISON CO.
SO. CALIF. GAS CO.
STATE FINANCE-DEMOGRAPHIC RESEARCH
THOMAS BROS. MAPS
U.S. POSTAL SERVICE

EXHIBIT A

DESCRIPTION OF ANNEXATION 2004-03 TO THE CITY OF WEST COVINA

BEGINNING AT THE CENTERLINE INTERSECTION OF RENAULT STREET AND HALLRICH STREET AS SHOWN ON TRACT NO. 27106 FILED IN BOOK 716, PAGES 77 AND 78 OF MAPS IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES; THENCE NORTH 3°50'00" EAST, 129.36 FEET TO THE NORTH LINE OF SAID TRACT SAID LINE ALSO BEING THE SOUTHERLY BOUNDARY OF THE CITY OF WEST COVINA; THENCE ALONG SAID TRACT LINE SOUTH 89°39'30" EAST, 130.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING COURSES:

- 1 - CONTINUING ALONG THE PROLONGATION OF THE NORTH LINE OF SAID TRACT SOUTH 89°39'30" EAST, 316.22 FEET,
- 2 - SOUTH 5°23'51" EAST, 60.64 FEET,
- 3 - TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 241.14 FEET, CENTRAL ANGLE OF 12°03'01", LENGTH OF 50.72 FEET,
- 4 - SOUTH 6°39'10" WEST, 51.68 FEET
- 5 - SOUTH 9°36'42" WEST, 19.44 FEET,
- 6 - SOUTH 17°05'59" WEST, 30.88 FEET
- 7 - SOUTH 19°09'38" WEST, 25.44 FEET
- 8 - SOUTH 13°54'54" WEST, 27.20 FEET,
- 9 - SOUTH 13°41'16" WEST, 41.66 FEET,
- 10 - SOUTH 42°02'02" WEST, 16.98 FEET,
- 11 - SOUTH 62°05'26" WEST, 49.95 FEET,
- 12 - SOUTH 55°25'36" WEST, 53.27 FEET
- 13 - SOUTH 49°19'19" WEST, 45.52 FEET
- 14 - SOUTH 49°16'46" WEST, 75.22 FEET,
- 15 - SOUTH 45°39'34" WEST, 43.27 FEET,
- 16 - SOUTH 35°09'40" WEST, 54.58 FEET,



Catherine A. Conner
8-11-04

17 - SOUTH 40°50'26" WEST, 33.70 FEET,

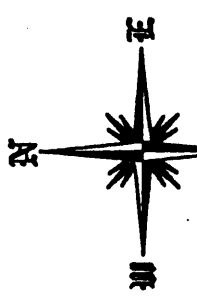
18 - SOUTH 49°38'34" WEST, 26.41 FEET,

19 - SOUTH 57°15'00" WEST, 25.84 FEET TO THE EAST LINE OF SAID TRACT NO. 27106,

THENCE ALONG SAID TRACT LINE

20 - NORTH 3°50'00" EAST, 581.50 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 3.09 ACRES



SCALE: 1"=80'

CITY OF WEST COVINA ANNEXATION 2004-03

SITY BOUNDARY CITY OF WEST COVINA AND
NLY BOUNDARY OF THE COUNTY OF LOS ANGELES AND
NLY LINE OF TRACT NO. 27106, M.B. 716/77-78.

S 89° 59' 30" E

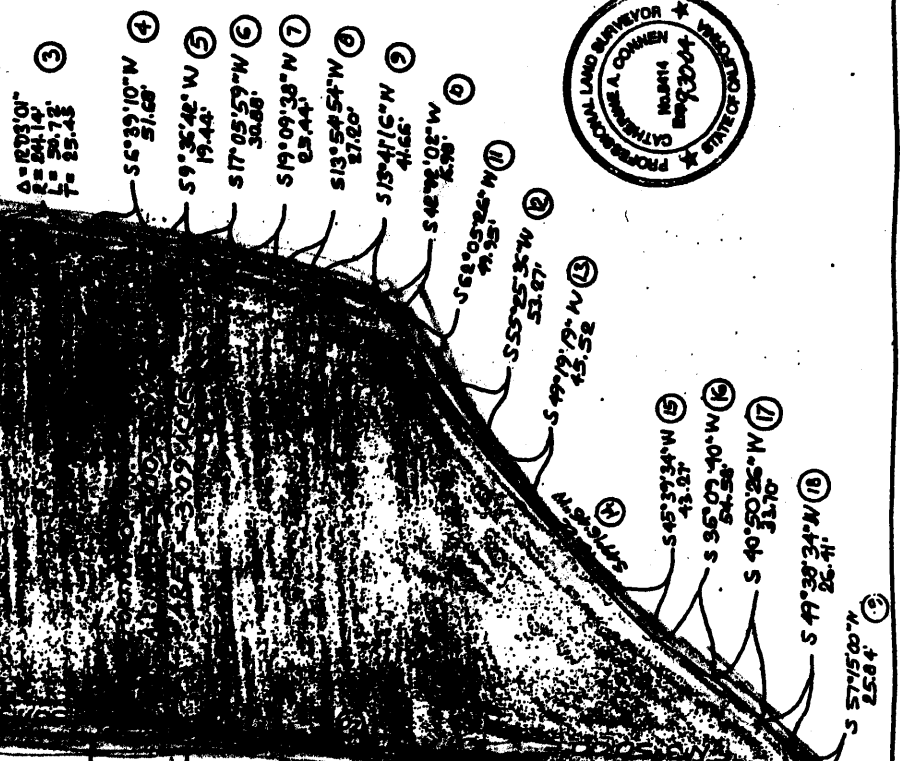
446.46'

REVAULT STREET

POINT OF BEGINNING

HALLRICH STREET

CITY LINE TRACT NO. 27106, M.B. 716/77-78.



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8-11-04
CATHERINE A. CONNER, L.S. 5414

EXHIBIT B

| | |
|---------------|----------------|
| SCALE: 1"=80' | SHT. 1 OF 1 |
| 03-24-04 | T.A.C. |
| | J.N. 7-848-llo |

VICINITY MAP
NET TO SCALE

